

Magnolia Tank Farm Project

EIR Scoping Meeting

Location:

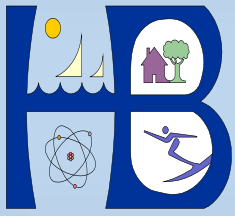
Edison Community Center
21377 Magnolia Street
Huntington Beach, CA 92646

November 7, 2017

3:00 to 4:00 P.M. (for agencies)

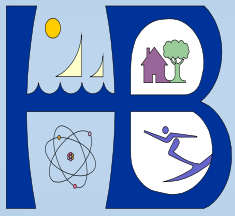
6:00 to 7:00 P.M. (for public)

Welcome to the PEIR Scoping Meeting



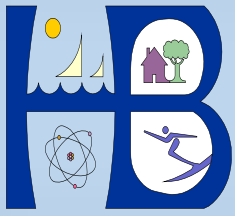
Overview

- Purpose of CEQA
- Purpose of Scoping Meeting
- Project Overview
- EIR Process (PEIR proposed for the Project)
- Notice of Preparation
- Issues Analyzed in the PEIR
- Public Comments



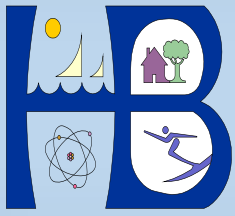
Purpose of CEQA

- **The California Environmental Quality Act (CEQA) is California's broadest environmental law.**
 - CEQA applies to all discretionary actions (projects where the agency can use its judgment in deciding if to approve or how to carry out a project)
- **Purpose of CEQA is to:**
 - Disclose project impacts to public and decision makers
 - Identify feasible mitigation measures as a means to avoid or reduce environmental impacts
 - Evaluate a reasonable range of alternatives

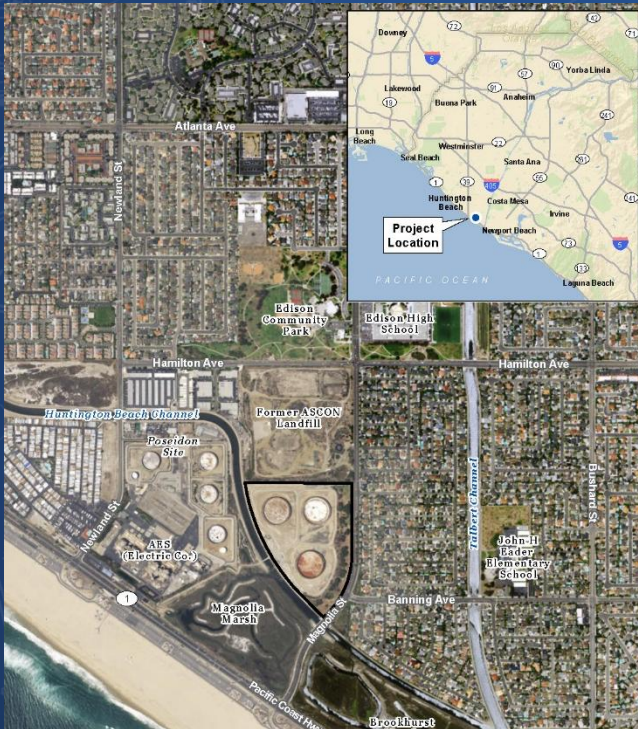


Purpose of Scoping Meeting

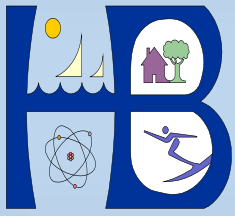
- **Purpose of this evening's meeting is to:**
 - Provide the community with an overview of the Project
 - Solicit comments to refine the “scope” of the Program Environmental Impact Report
- **Scope is determined by:**
 - Responses to Notice of Preparation from responsible agencies
 - Input from the community (including comments at this scoping meeting)
 - Experience with similar projects



Project Overview

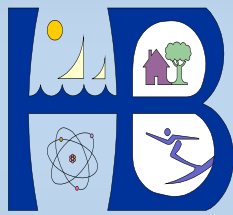


- A 29-acre site at 21845 Magnolia Street
- Proposed improvements
 - **Scenario 1 (Mixed-Use):** 230,000 sf lodge with 175 guest rooms, guesthouse with 40 beds, retail, and dining; up to 250 for sale residential units; 2.5 acres of Coastal Conservation; and 2.6 acres of park
 - **Scenario 2 (Residential):** up to 250 for sale residential units; parks; and open space

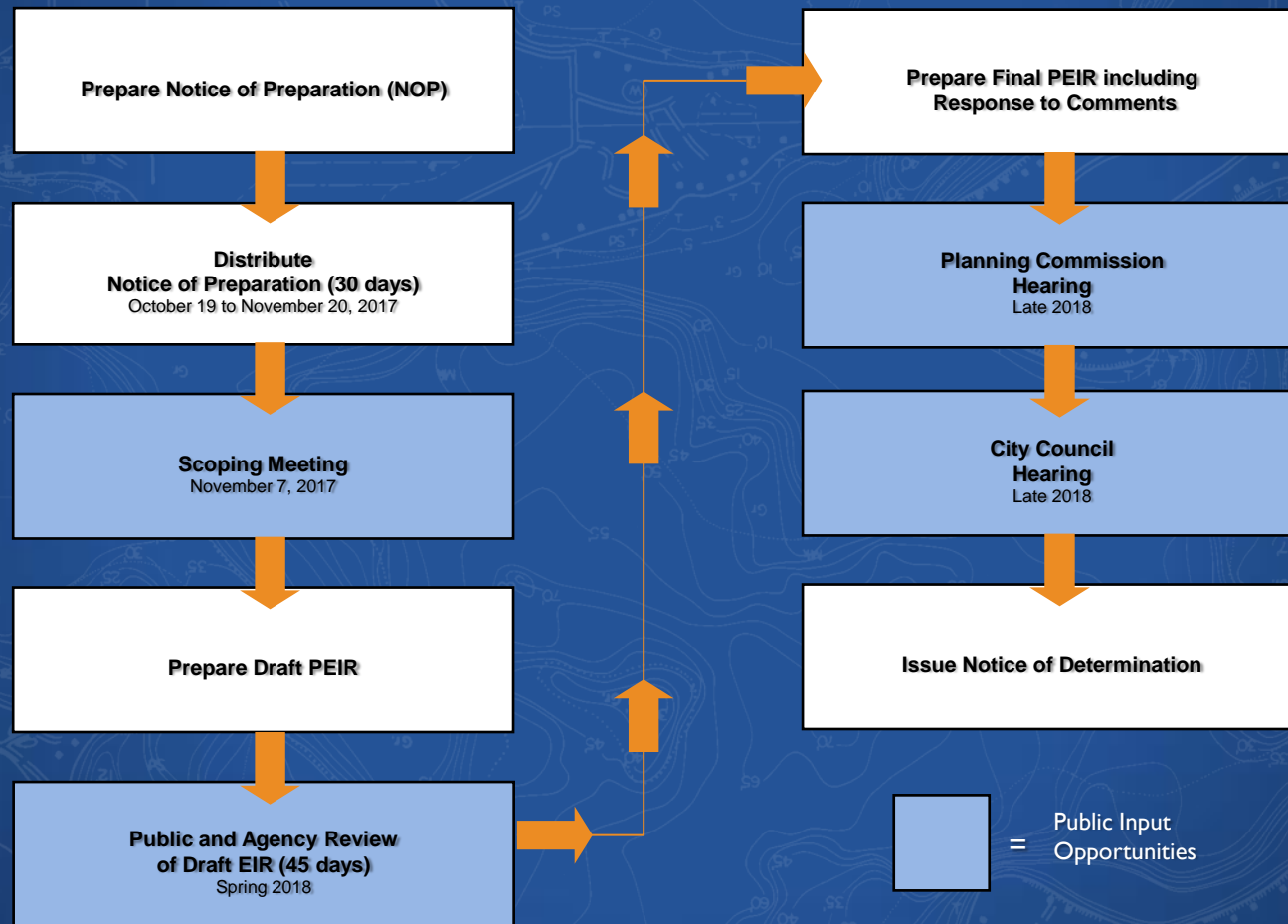


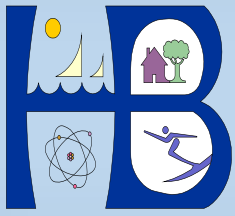
Project Overview

- Amenities/improvements
 - Pedestrian trail connecting the Project's uses to a trail to be constructed in the Open Space Conservation area
 - Off-site sidewalk, parkway, and curb improvements to Magnolia Street
 - Infrastructure to serve the Project
- Project entitlements
 - PEIR
 - General Plan Amendment
 - Zoning Map and Zoning Text Amendments
 - Local Coastal Program Amendment
 - Future entitlements



EIR Process

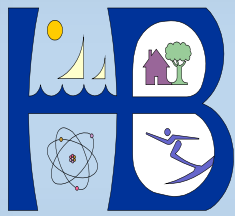




Notice of Preparation

The NOP:

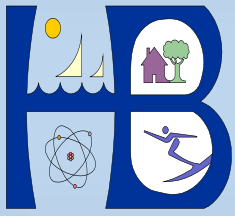
- Contains a brief description of the Project, its location, and where documents relating to the Project can be found
- Notifies responsible agencies and other interested parties that an EIR (in this case a PEIR) will be prepared.
- Solicits input regarding the scope, focus, and content of the upcoming PEIR
- Distributed for a 30-day public review period



Issues Analyzed in the EIR

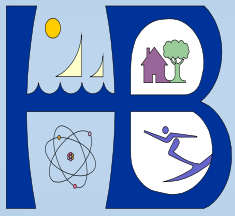
The CEQA Checklist contains 88 different questions covering 18 different topical areas.

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Tribal Cultural Resources
- Utilities and Service Systems



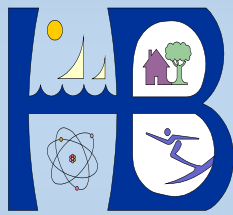
Public Scoping Comments

- Let the City know if there are environmental issues you believe should be addressed in the PEIR.
- The NOP is available for review at:
 - City of Huntington Beach Community Development Department
 - The Huntington Beach City Clerk's office
 - Banning Branch Public Library
 - City's website:
(<http://www.huntingtonbeachca.gov/government/departments/planning/major/>)
- Comments should be sent during NOP circulation, which started October 19, 2017 and ends November 20, 2017.



Public Comments

- Comments on the NOP and scoping meeting may be submitted to Ricky Ramos, Senior Planner, City of Huntington Beach:
 - Mail or hand deliver to:
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648
 - Email: rramos@surfcity-hb.org



Future Opportunities for Public Involvement

- **Draft Program Environmental Impact Report**
 - Circulate Draft PEIR for 45 days
 - Anticipated Spring 2018
- **Final PEIR**
 - Includes response to comments
 - Final PEIR is published and made available for review prior to Project approval
 - Anticipated late 2018
- **Planning Commission and City Council hearings**
 - Anticipated late 2018